

Our Newham Local Plan: HOMES

Main Changes from the Draft (Regulation 18) to the Draft Submission (Regulation 19) Newham Local Plan

Increasing the Local Plan's housing target **Policy H1: Meeting housing needs**

We have increased our housing target, indicating that we are now planning to deliver between 51,425 and 53,784 homes between 2023 and 2038.

This change has been made to reflect emerging evidence, including revised design-led capacity testing of site allocations and projected housing delivery on small sites in the borough. Developers and the GLA also raised concerns regarding Newham not being able to meet our 2021 London Plan housing target. We considered this change was necessary in order to help meet the borough's housing target in the London Plan. While we are still unable to meet our London Plan housing target, largely due to delays in site delivery, we have sought to optimise housing delivery in line with the London Plan's design-led approach and the Local Plan objective to create successful sustainable mixed-use places.



A higher target for social rent housing **Policy H3: Affordable housing**

Our affordable housing targets have now increased to require new residential developments delivering ten or more homes to provide 50 per cent of their total units as social rent housing and 10 per cent as affordable home ownership housing.

This change has been made following representations received from residents and feedback from councillors, including a full council motion and a recommendation by the Local Plan Scrutiny Commission and a representation, who felt the delivery of truly affordable housing and particularly social rent housing were extremely important and key to ensuring the borough remained liveable for a range of residents. We considered a change was necessary to respond to the ever increasing need for social rented homes in the borough, along with the significant and multiple affordability challenges our residents face.



Retaining housing mix targets **Policy H4: Housing mix**

Our housing mix policy has been amended to allow a small proportion of studio units to be delivered. However, our family housing and one bedroom housing targets have been retained.

The change to remove the restriction on studio delivery has been made following representations received from developers, which highlighted that these units should be prioritised in certain locations to improve viability. We agreed a change was necessary in order to improve the deliverability of schemes. However, the amended policy requires that developments deliver no more than five per cent of their total units as studios.



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Limiting 'over-concentrations' of purpose-built student accommodation Policy H8: Purpose-built student accommodation

This policy has now changed to resist purpose-built student accommodation schemes where they would create an 'overconcentration' of student bed spaces in an area, unless developments are linked to an existing campus.

This change has been made following representations received from developers, who felt the draft policy was over-restrictive, and residents, who broadly supported better controlling the delivery purpose-built student accommodation in the borough. We considered a change was necessary to ensure the policy better targeted over-concentrations of purpose-built student accommodation delivery, for example in areas like the Stratford and Maryland neighbourhood.



Strengthening the shared accommodation policy Policy H9: Houses in Multiple Occupation and Large-Scale Purpose-Built Shared Living

We have mostly retained our policy requirements for houses in multiple occupation, while reducing the number of areas where we will support more intensely occupied larger houses in multiple occupation (HMOs). These will be directed to Town and Local Centres and along nearby major roads that are well connected by public transport.

This change has been made following discussions with colleagues who assess planning applications, and the mixed feedback we received in representations from landlords and residents on delivering more HMOs in the borough. Some felt the policy was too restrictive, while residents largely felt that the delivery of HMOs should be controlled given their amenity impacts. We considered the policy should be retained and strengthened to help meet the need of single residents, while also balancing HMO delivery against the much higher need for family homes in the borough. Limiting the areas we will support large HMOs to areas well connected to town centres and public transport will help to ensure that residents have better access to services and supporting facilities. Similarly, these locations can help mitigate amenity impacts from more intensely occupied forms of shared accommodation.

Reducing detailed design requirements Policy H11 Housing Design Quality

We have changed this policy to be less detailed, retaining only key design requirements for general needs housing.

This change has been made following representations received from developers, who felt the policy was too detailed for a Local Plan policy and would be challenging to implement. We considered a change was necessary in order to ensure the deliverability of the policy requirements. However, we have retained a number of key design requirements, which we consider will secure high quality design for new homes without impacting the deliverability of new developments.

Submit your comments online, by email, by post or in-person at our drop-in sessions. Find out more by scanning the QR code or by visiting your local library.

Have your say
before 5pm,
6 September 2024!

